

## **RECOMMENDED FINDINGS**

### **Special Development Permit**

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Goals and Policies that relate to this project are:

**Land Use and Transportation Chapter - Goal LT-11** - Supportive economic development environment – Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal and land use constraints.

**Land Use and Transportation Chapter - Policy LT-11.1** - Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.

**Land Use and Transportation Chapter - Policy LT-11.2** - Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.

**Land Use and Transportation Chapter - Policy LT-11.3** - Promote business opportunities and business retention in Sunnyvale.

**Land Use and Transportation Chapter - Goal LT-13** - Protected, maintained, and enhanced commercial areas, shopping centers, and business districts - Achieve attractive commercial centers and business districts and buildings that are maintained and allow a full spectrum of businesses that operate unencumbered.

**Land Use and Transportation Chapter - Goal LT-14** - Special and unique land uses to create a diverse and complete community provide land use and design guidance so that special and unique areas and land uses can fulfill their distinctive purposes and provide a diverse and complete community fabric.

**Land Use and Transportation Chapter - Policy LT-14.9** - Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions, schools, hospitals, large medical clinics) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure they do not have a negative effect on the surrounding area.

**Downtown Specific Plan – Commercial Core District** – This district contains the most concentrated development in the Downtown. It will include a mix of high-intensity residential, office and commercial users, combined with ground-level activity, plazas, and open space.

**Downtown Specific Plan – Goal A-1 – A Mixed-Use Center** - Establish the Downtown as a cultural, retail, economic, and entertainment center of the community, complemented by employment, housing, and transit opportunities.

**Downtown Specific Plan – Policy A-1.1** - Encourage a broad mix and scale of uses throughout the Downtown when consistent with the district character.

**Downtown Specific Plan – Policy A-1.4** - Encourage the provision of space for small, new, emerging, and innovative businesses.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. [Finding met]

The Project is consistent with and will further Goal LT-11 and related policies listed above. SVCE is currently located and operated in Sunnyvale and this project creates new opportunities for their growth in a larger, newly renovated facility while retaining their connection to Sunnyvale. The subject property has remained unoccupied for approximately three years after its remodel and SVCE would be an appropriate fit for it. The project would repurpose the site with an office and public service building which benefits the City of Sunnyvale by increasing the number of jobs in Downtown, thus increasing economic activity in the area and meeting the goals and policies of the Downtown Specific Plan. Given its proximity to the nearby office and commercial uses, the proposed office with Public Facility Building use offers a convenient access point for community members who live, work, or shop in the area and bring foot-traffic to the downtown area. The result is an enhancement of the diversity and vibrancy of the city.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. [Finding met]

Significant changes to the exterior of the building and surrounding landscaping are not proposed. The project complies with the zoning code requirements for Public Service Building use. Future staff and meeting attendees would benefit from easy access via the adjacent parking lot and CalTrain station. The proposed use will not generate additional traffic or parking requirements beyond what was required by the former use. Therefore, no spillover parking or other negative traffic-related consequences to the adjacent residential neighborhood are anticipated.

Overall, the project supports a use that is compatible with the neighborhood character and would enable the property owners to fill an existing vacant building. With the implementation of conditions of approval, the project is not anticipated to generate a negative impact to surrounding properties, existing improvements, or to public health, safety, and general welfare.

Any future changes to the tenant space, building, signage, etc. would be reviewed for consistency with the policies and design principles of the Downtown Specific Plan, the Sunnyvale Municipal Code requirements and other applicable requirements in effect at the time of application.